

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 13, 2008

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:30 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster, Marco Innocenti, Arthur Munoz, Craig Nicholson (all Board Members present), Mr. Jackson (unit 115), Ms. Rauch (unit 351), Mr. Walter (unit 353), James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Requests by Homeowners in attendance: Ms. Rauch (unit 351) discussed covered parking **lattice repair** and a **bonus** for the gardener (Jose).

Meeting Minutes: The Adjourned Annual Meeting (2/7/08) and the February 7, 2008 **Board Meeting minutes** were reviewed and **approved** as presented.

Treasurer's Report:	FEBRUARY	YTD
Total Income	\$168,667.33	\$236,552.33
Operating Expenses	29,859.47	57,361.73
Reserve Expenditures	14,078.62	14,078.62
Total Expenditures	43,938.09	71,440.35
Transfer to Reserve	124,729.24	165,111.98
Total in Savings	\$386,862.87	

James N. reported Operating Expenses are approximately 4% below budget allocation. The check from Forestex for \$103,931.83 was received and deposited.

The **February** Treasurer's Report was unanimously **accepted** as presented.

James N. presented the Board with originals of the **Earthquake Insurance Policy**.

Committee Reports: Todd M. and Nathan W. (unit 353) presented an update and discussed with the Board the new **website**. Work in progress.

The Board discussed several **Landscaping** issues: landscape restoration at rear of 7628; tree trimming at 7620; large branch removals at 7620 and 7632.

Old Business

The Board discussed:

- **Dry rot** repairs; Approved return to work on repairs by Sea View Construction; will do 1 project at a time.;
- Corporate Resolution for Bartlein & Company, Inc. to open and renew **CDAR's**, Approved;
- New parking signs: tabled;
- **Concrete repairs** and bids: discussion; Approved "trial" repair by Beachside Construction at sidewalk near pool gate
- **Pool deck repair**: Approved deck repair by Beachside Construction for \$9,260.;
- Bonus for Gardener: tabled;

- **Fumigation:** Bldg. 7624 in May – Approved;
- **Towing:** James N. distributed copies of the (new) contract with Smitty's Towing;

New Business

Items addressed:

- **Roof repair:** Approved repair chimney area at 7610 (unit 318) by H & H for \$1,050;
- **Sauna** interior re-paneling: Board to review;
- Pool patrol / monitor **sweeps:** Discussed, tabled;
- **“Grove Beautification Day”:** Proposed by Arthur M., Board discussed;
- As an “Emergency Issue” the Board discussed and approved recording a lien on unit 256 (\$1,400+ owed to the Assn. -- unpaid dues);

(At this time, the Board adjourned to **Executive Session**)

The March meeting was **adjourned** at 8:10 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, April 10, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.